

**CROSSROADS REDEVELOPMENT PROJECT AREA**  
**PROJECT AREA COMMITTEE (PAC) - REGULAR MEETING**  
**FINAL - MINUTES OF THURSDAY, MARCH 26, 2009**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building at 4747 College Avenue, San Diego, California, from 6:35 p.m. to 8:10 p.m.

Members present at Roll Call: William (Bill) Albrektsen, Jennifer Finnegan (1st mtg), Daniele Laman, Cynthia Lewis, Charles Maze, Kasra Movahedi, David Nelson, and Anna Orzel-Arnita [8]  
Arrived Members that arrived after Roll Call: Anthony Lovio (6:55) [1]

Members not present: Lina Dewey, John Mireles (e), and Jody Talbot (e) [3]

Note: Prior to meeting David Zaloudek & Brian D'Emilio submitted their resignation.

Staff in Attendance: Ulysses Panganiban and Tracy Reed

Public in Attendance: Eleven (11) signed registration attendance sheet

Documents Distributed: 1) Letter dated 1-29-09 from Douglas Wilson Companies; 2) Email message regarding Form 700; 3) Letter dated 1-22-09 from College Area BID regarding ECB sidewalks; 4) ECB sidewalk cost and material estimate; 5) ECB sidewalk repair list dated 9-19-09; 6) updated ECB sidewalk repair list dated 3-26-09; and 7) NCCD status memo dated 3-26-09.

**CALL TO ORDER:** Called to order at approximately 6:35 p.m. by Charles Maze, PAC Chair.

**1. ROLL CALL:** A quorum was established when 8 of the 12 PAC members were present. Currently 3 positions are vacant (1-Residential Owner, College Area/City Heights; 1-Residential Tenant, Eastern Area, and 1-Business/Property Owner Southern Area).

**2. APPROVAL OF AGENDA:** For March 26, 2009

**MOTION** – **Cynthia/Daniele:** Approve agenda as presented; passes (7-0-1c)

**3. APPROVAL OF MINUTES:** For February 23, 2008

**MOTION** – **Daniele/Bill:** Approve minutes with revisions as submitted; passes (6-0-1(Jennifer)/1c)

**4. COMMENTS ON NON-AGENDA ITEMS:** Committee & Public

**Committee:**

Daniele: Announced rally tomorrow for Wightman Street Park at 5024 Wightman from 10 am to 11 am.

David: The City Height Planning Group does not oppose Wightman Park.

**Public:** None

## 5. REPORTS: (synopsis of discussion)

### Elected Officials:

Kimvan Nguyen: There is an ongoing water system upgrade that will require some water being shut off in the evening. The work is being done at 6300 to 6400 Montezuma, 5100 Catocin, 5100 Alumni Place and 6500 Roxy Lane. Questions or concerns from residents should be directed to the Water Department's emergency telephone at 619.515.3525. Councilmember Emerald will be at the Rolando Street Fair and we welcome folks to come by and say hello.

### Agency Staff:

Tracy: The College BID has appointed Jennifer Finnegan to the PAC. David Zaloudek and Brian D'Emilio have resigned. There are 3 openings on the PAC; 1 Residential Tenant Eastern Area, 1 Residential Owner City Heights/ College Area, and 1 Business/Property Owner Southern Area. It is very important that all PAC members submit a Statement of Economic Impact by April 1<sup>st</sup>. You can file online. The City Clerk's office told me that more than half of the Crossroads PAC members have not filed yet. The ECB and SVD streetlight project is going to the Agency and Council on April 14<sup>th</sup> after 2 pm. NCCD has prepared a memo regarding ongoing enforcement issues. 39 properties investigated.

### Chair:

Charles: There is a handout on the back table regarding the Rolando Street Fair on March 29<sup>th</sup>. The College Neighborhood Foundation is preparing a community history scrap book and recording oral history. There will be a workshop on May 9<sup>th</sup> at Blessed Sacrament Church. SDSU has agreed to archive the book and recordings.

**Subcommittee(s):** None

## 6. OLD BUSINESS: (synopsis of discussion)

- **Discussion & Possible Action:** Sidewalk repair and replacement for El Cajon Blvd. (ECB) from 54<sup>th</sup> St. to 73<sup>rd</sup> St.

Tracy: The College BID/EMAD identified approximately 36 sidewalk locations that need repaired and replacement. Engineering has estimated that approximately 9,000 sq. ft. of concrete sidewalks and 2,000 sq. ft. of concrete driveways need to be removed and replaced. The cost estimate for these improvements is \$452k. There is approximately \$250k remaining in the ECB Medians fund. We could reallocate those funds for these sidewalk improvements. The BID/EMAD has offered to provide up to \$75k for this improvement. The Agency could assume the funding obligation for this project and reallocate the medians funds. The relocation of the current funds would allow Engineering to proceed with field analysis and a preliminary design. After the analysis and pre-design I could return to the PAC for a recommendation on how to proceed with improvements.

Jennifer: Discussed the condition of the sidewalks and what the BID discovered. When the BID did their analysis they considered upcoming redevelopment parcels and the proposed rapid transit improvements. None of these repairs are in those locations.

David: We have areas that are missing sidewalks and many of these areas are more heavily traveled. We should address repairs and replacements after areas without sidewalks have been addressed. The redevelopment project area wasn't created to be welfare for businesses. Business should take advantage of the City's 50/50 program. Sidewalk repairs are the responsibility of the adjacent property owner.

Kasra: Can we recover the remaining medians funds without reallocating them?

Tracy: We can get those funds returned without reallocating them.

Charles: The adjacent property owners are participating in the project through the BID/EMAD funding contribution.

Jennifer: The EMAD contribution of \$75k is from an assessment of property owners.

Daniele: Have property owners been contacted?

Charles: In the past Engineering has stated that is not their function. We are trying to address several improvements through-out the project area. This is not one improvement over another. We have been allocating funding for improvements within the whole area.

David: Will we have enough funds?

Tracy: At this time it appears so.

Don Mullen: District 7 has spent a lot of time looking at this improvement. The office was for the formation of the project area in order to assist the community with these types of improvements. The councilmember supports this improvement.

Charles: We need a motion?

David: There appears to be approximately 14 sites that lack sidewalks or have asphalt sidewalks.

Bill: Cracked sidewalks are a hazard.

David: The City has the right to require property owners to fix cracked sidewalks.

Jennifer: This project is ready to go. None of *these* issues raised justify not proceeding.

Charles: We are doing a similar project along University Avenue.

Committee: Let's call for the motion.

**MOTION** – **David/Daniele:** Disapprove repairing and replacing existing concrete sidewalks. Support *installing* and replacing missing sidewalks or portions identified with asphalt sidewalks. Prepare budget for such a project. Passes (4-3-1c) [Jennifer was excused]

## **7. NEW BUSINESS:** (synopsis of discussion)

- **Presentation & Discussion:** Disclosure of Economic Interests and Conflicts of Interest  
Alison Adema, General Counsel of the SD Ethics Commission

Alison Adema: She spoke about the disclosure of economic interests and conflicts of interest. Michael Mueller, a former member of College Community PAC joined her. She reminded PAC members of the upcoming April 1<sup>st</sup> deadline for board members to file their annual Statements of Economic Interests (Form 700). She also reminded board members that they must complete a full ethics training course every two years and within 60 days of becoming a PAC member. She spoke to board members about their obligation as City Officials to disclose their economic interests according to the PAC's Conflict of Interest

Code as required by Form 700 and to ensure that they do not influence or participate in any PAC decision if it is substantially likely that the decision will have a material financial effect on such economic interests as their personal finances, real property, investments, a company they own, a source of income to them, or sources of gifts with a value of \$420 or more. She stressed that if board members have any questions about conflict of interests, they should contact the Ethics Commission for assistance in determining whether they are disqualified before participating in a decision. Steve Ross: 533-3494. They also may consult the Ethics Commission website: FAQ's and Fact Sheets – [www.sandiego.gov/ethics](http://www.sandiego.gov/ethics)

Michael Mueller - who formerly served on the College Area PAC, said that he had previously been fined by the Commission for failing to timely file his SEI and emphasized the importance of being thorough and timely in meeting the SEI requirement.

- **Information:** CentrePoint, Request for 4<sup>th</sup> Implementation Agreement  
David Kieffer, Douglas Wilson Companies

Tracy: CentrePoint LLC has requested to administratively extend the demolition of the office building and the submittal of the letter of credit regarding the replacement housing. They have also requested a 4th Implementation Agreement to revise the schedule of performance citing current economic conditions. It appears that project may not commence for up to 2-years. If the project is delayed as expected the approved replacement housing plan must be revised to relocate 2 affordable units within the 4-year deadline.

David Kieffer: CentrePoint LLC had a purchase contract with the Trammel Crow Company and they walked from the contract prior to the end of 2008. They stated the reason was that their equity partner Met-Life was getting out of real estate deals. That is what I am here tonight to talk about. Where do we go from here? When we entered into the 3<sup>rd</sup> Implementation Agreement in December 2009 we did not ask to amend the schedule because Trammel Crow was going to proceed per the schedule. We have informed the Agency and Rolando regarding the situation. You may not know but our equity partner is Lehman Brothers and they are in bankruptcy. In today's current market condition every company is having a hard time finding funding. Time is what we need in order to proceed with this development. We need to revise the schedule to postpone commencement of construction for 24-months. We want to keep the project in a position to proceed per our agreement with the agency and as permitted to enhance the community.

Ann Shuler: I was here when the 3<sup>rd</sup> agreement was before the PAC. At that time we asked that the site be cleaned of the rubble. Something needs to be done with the rubble on the site.

Jan Hintzman: I would like to thank David and Tracy for keeping the community informed. The rubble needs to be addressed.

Lori: I live next to the center. They need to clean up the rubble. The agreement should not be extended. They are not in compliance with the code. It would be fine with us if you did not extend the agreement.

Marshal: I thought at previous meeting that someone was interested in the rubble?

David N.: Are you looking at the cost of removing the rubble?

David K.: We are currently looking at the cost of removing the rubble. We are aware that the 4<sup>th</sup> agreement will be tied to the condition of the site.

Tracy: As part of the 4<sup>th</sup> Agreement we will also need to revise the adopted replacement housing plan. Two units were supposed to be replacing on-site within 4-years. That will not be occurring now.

David K: I will return to your April meeting.

- **Discussion & Possible Action:** Reimbursement for PAC meetings

Tracy: Over the last 3-years College Avenue Baptist church has been a great host and they have waived their standard rental fee for community organizations. Since the Project Area has some resources I think it is appropriate for PAC/Agency to pay the rental rate for community organizations of \$75 per meeting.

Charles: I think PAC should not take advantage of the good will of the church and we should be a good neighbor. I think the Agency should pay our meeting room for 2009 retroactively.

**MOTION** – **Anthony/Jennifer**: Recommend the Agency pay the cost for meeting room for the year which would be \$900; Passes (7-0-1c).

## **8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:**

- **April 23, 2009:** Regular meeting; CentrePoint

Tracy: Action on applicants request for 4<sup>th</sup> Implementation Agreement to revise schedule of performance and revise the replacement housing plan.

- **May 28, 2009:**

## **9. ADJOURNMENT:**

**MOTION** – **David/Anthony**: Passes (7-0-1c).

Prepared: 04-10-09 twr

Revisions: 04-25-09 twr

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Draft (Final) Approved: April 23, 2009

Motion was by: Daniele/Anna

Revisions are in: *Double Underlined and Italic*

PAC vote was: 8-0-2 (Jody & Charles)

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